

THE CHAIRPERSON RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
11/3/2022**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, November 3, 2022 at 6:30 pm at 90 Monmouth Street, Red Bank, NJ. (Prior to the meeting, the Board will hold a public workshop beginning at 6:00 p.m.).

**Salute to the Flag**

**Administrative Matters:**

**Meeting Minutes:**

- March 3, 2022 Regular Meeting
- August 18, 2022 Regular Meeting

**Resolutions:** None

**New Business:**

**1. Z14631: 15 Tilton Avenue; Block 72, Lot 51 (CARRIED TO DECEMBER 1, 2022 MEETING)**

Applicant: Riyazali Hassam. RB Zone. D and C Variance. Minor Subdivision.

The applicant is seeking to subdivide the existing property situated along the easterly side of Tilton Avenue, in the middle of the block between Catherine Street and River Street into two new lots-one for the existing home to remain and one new building lot for future construction.

**2. Z13489: 121 Monmouth Street; Block 42, Lots 7, 8, 9, 10 & 11.01**

Applicant: 121 Monmouth, LLC. BR-1 and BR-2 Zones. D(1), D(5) and D(6) Variances. The applicant proposes to construct a 45-unit mixed-use residential apartment and retail structure. The applicant proposes an at grade parking area under the building, 1,315 square feet of retail and 690 square feet of office space on the first floor. The applicant also proposes various site work including paved driveways and walkways, and at grade parking area adjacent to Pearl Street, drainage, utilities, and limited curb replacement.

**Adjournment**